

LOT 25
HARBOR CONCOURSE PHASE 2
PB 8/162

WIGGINS ADAM S & SUSAN K
81274 KEEL CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	118,481
FGR	441	55	243	25,344
FOP	45	30	14	1,460
FSP	160	40	64	6,675
FUS	1,166	100	1,166	121,610
STR	40	10	4	417

TOTALS	2,988		2,627	273,986
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
5	0911	SCRN RM A	0	100	0	0	800.00	SF	17.50
6	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,627	116.7264	105.35	276,754	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 2302 HX Base Yr 2020													

81274 KEEL CT, FERNANDINA BEACH

BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	
2	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2019	2019	3	99	2,188	
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2019	2019	3	96	2,580	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
5	0911	SCRN RM A	0	100	0	0	800.00	SF	17.50	17.50	100	2022	2022	3	100	14,000	
6	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2022	2022	3	100	26,520	
7	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2022	2022	3	100	4,880	

TOTAL OB/XF										50,918							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										273,986				
TOTAL MARKET OB/XF VALUE										50,918				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										399,904				
SOH/AGL Deduction										99,968				
ASSESSED VALUE										299,936				
TOTAL EXEMPTION VALUE										HX HB VX 55,000				
BASE TAXABLE VALUE										244,936				
TOTAL JUST VALUE										399,904				
NCON VALUE										45,400				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										316,349				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006293	SCRN ENCLD	7,500	04/22/2022
22003857	SWIM POOL	22,500	03/11/2022
B2109569	3 BAHAMA SHUTTERS	1,189	07/21/2021
B1909119	NEW CONSTR	304,871	01/01/2019

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2279/1030	5/22/2019	WD Q	I 02
SALE PRICE 284,000			
GRANTOR: DREAM FINDERS HOMES L			
GRANTEE: WIGGINS ADAM S & SU			
2155/0761	10/26/2017	WD Q	V 05
SALE PRICE 385,000			
GRANTOR: NASSAU CONCOURSE LLC			
GRANTEE: DREAM FINDERS HOMES			

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2019] W16 BAS=[YR=2019] W14 S39 FGR=[YR=2019] S21 E21 N2 FOP=[YR=2019] E9 N5 W9 S5\$N19 W21\$ E21 S14 E9 N43 W16 N10\$ S10 E16 N10\$ PTR= E15 FUS=[YR=2019] E30 S24 STR=[YR=2019] S10 W4 N10 E4\$ W4 S10 E4 S9 W9 N4 W21 N39\$ W15\$.									